

# HoldenCopley

PREPARE TO BE MOVED

Clumber Avenue, Beeston, Nottinghamshire NG9 4BH

---

£375,000

Clumber Avenue, Beeston, Nottinghamshire NG9 4BH



## LOCATION LOCATION LOCATION...

This three-bedroom semi-detached house offers deceptively spacious accommodation, perfect for anyone looking to move straight in. Beautifully presented throughout, the property is situated in a sought-after location within close proximity to various local amenities including shops, restaurants, excellent transport links and great school catchments. On the ground floor, you will find an entrance hall leading to two generous reception rooms, a light-filled conservatory and a well-equipped fitted kitchen complete with a pantry. The first floor comprises three bedrooms, a contemporary shower room and a separate W/C, with access to a boarded loft providing additional storage space. The exterior features a large driveway at the front, while the rear boasts a private south-facing garden with a well maintained lawn, a raised decking area ideal for outdoor entertaining and a convenient garage.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory
- Two Piece Bathroom Suite & Separate W/C
- Large Driveway & Garage
- South Facing Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

13'2" x 6'11" (max) (4.02m x 2.12m (max))

The entrance hall has engineered wood flooring, carpeted stairs, a radiator, a UPVC double-glazed window to the side elevation, an under stairs storage cupboard and a single UPVC door providing access into the accommodation.

### Living Room

12'10" x 12'0" (max) (3.93m x 3.67m (max))

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, wall-mounted light fixtures and a recessed chimney breast alcove with a tiled hearth and a log burner.

### Dining Room

13'4" x 11'0" (max) (4.07m x 3.37m (max))

The dining room has engineered wood flooring, a radiator, wall-mounted light fixtures and bi-folding doors providing access into the conservatory.

### Conservatory

12'0" x 10'4" (max) (3.67m x 3.16m (max))

The conservatory has engineered wood flooring, a vertical radiator, UPVC double-glazed windows to the rear and side elevation, a polycarbonate roof and double French doors providing access out to the garden.

### Kitchen

9'10" x 7'10" (max) (3.02m x 2.41m (max))

The kitchen has a range of fitted base and wall units with worktops, space and plumbing for a washing machine and dishwasher, space for a freestanding cooker, an extractor fan, an inset sink with a drainer, wood-effect Karndean floor tiles, a chrome heated towel rail, partially tiled walls, a UPVC double-glazed window to the rear elevation, access to the pantry and a single UPVC door providing access out to the garden.

### Pantry

4'1" x 3'7" (max) (1.27m x 1.11m (max))

The pantry has space for a fridge-freezer, plumbing and venting for a washing machine or tumble dryer and a UPVC double-glazed obscure window to the side elevation.

## FIRST FLOOR

### Landing

9'3" x 7'11" (max) (2.83m x 2.42m (max))

The landing has carpeted flooring, access to the boarded loft via a drop-down ladder, a UPVC double-glazed window to the side elevation and provides access to the first floor accommodation.

### Master Bedroom

15'1" x 12'0" (max) (4.61m x 3.66m (max))

The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring and a radiator.

### Bedroom Two

11'5" x 11'0" (max) (3.49m x 3.36m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

### Bedroom Three

8'3" x 6'11" (max) (2.54m x 2.11m (max))

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

### W/C

5'2" x 2'7" (1.59m x 0.79m )

This space has a low level flush W/C, vinyl flooring, a radiator and a UPVC double-glazed obscure window to the side elevation.

### Shower Room

7'9" x 5'5" (max) (2.38m x 1.67m (max))

This space has a walk in shower enclosure with a mains-fed shower, a wash basin with fitted storage, two built-in cupboards with one housing the combi boiler, a heated towel rail, tiled flooring and walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Garage

16'0" x 8'2" (4.88m x 2.51m )

The garage has lighting, power points, a wooden single-glazed window to the side elevation and an up and over garage door.

### Work Shed

8'2" x 7'11" (2.51m x 2.43m )

This space has lighting, power points, a wooden single-glazed window to the rear elevation and a single door.

### Front

To the front of the property is a large driveway, a raised planter, an electric vehicle charging point and double wooden gates.

### Rear

To the rear of the property is a private south facing garden with a fence panelled boundary, a lawn, raised decking, a tiled pathway, decorative stones, a garage and a single wooden lockable gate providing access to the tram.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast- 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Most 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

High risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

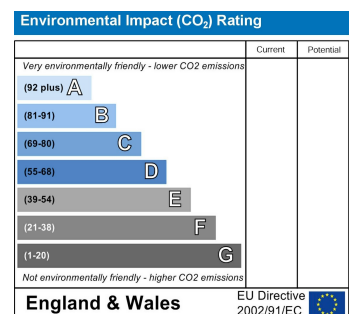
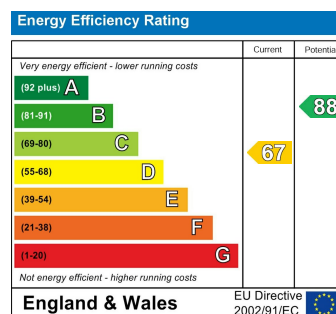
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



# Clumber Avenue, Beeston, Nottinghamshire NG9 4BH

**HoldenCopley**  
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
© HoldenCopley

## 0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.